

COMPARED

REAL ESTATE TRANSFER
 TAX PAID 18
 STAMP #
 \$ 75.00
Michelle Utsler
 RECORDER
 11-13-91 Madison
 DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. **1221**
BOOK 57 PAGE 160
91 NOV 13 AM 11:18
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Joyce Karen Schreck-Phillips, formerly Joyce Karen Schreck, in consideration of One Dollar and Other Consideration in hand paid does hereby Convey unto Skip T. Chapman and Sally J. Chapman, husband and wife,

the following described real estate, situated in Madison County, Iowa, to-wit:

Lot Thirteen (13) of Eivins Addition-Plat Two, in the Town of Earlham, Iowa

Joyce Karen Schreck-Phillips, does Hereby Covenant with Skip T. Chapman and Sally J. Chapman, and successors in interest, that she does hold the real estate by title in fee simple; that she does have good and lawful authority to sell and convey the real estate; that the premises are Free and Clear of all Liens and Encumbrances whatsoever; and Joyce Karen Schreck-Phillips, does Hereby Covenant to Warrant and Defend the premises against the lawful claims of all persons whomsoever.

This deed is given in full performance of the contract recorded at Book 55, Page 30 in the office of the Recorder of Madison County, Iowa.

Robert Phillips hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Signed this 25th day of October, 1991.

Joyce Karen Schreck-Phillips *Robert Phillips*
Joyce Karen Schreck-Phillips Robert Phillips

STATE OF IOWA, POWESHIEK COUNTY, ss:

On this 25th day of October, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Joyce Karen Schreck-Phillips and Robert Phillips, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

M. Dianne Bowman
Notary Public in and for said State

